

ALL FIELDS DETAIL



MLS #	1478727	# of Bedrooms	3
Class	Residential	# of Full Baths	2
Type	Single Family	# of Half Baths	0
	-Detached	# of Stories	1
Area	Other	Approx Age	21-30
Subdivision	None	Parking Type	Attached
Listing Price	\$400,000		Garage
Address	4816 Clara Brown	Garage Total	2
	Road	Capacity	
City	Newberry	Virtual Tour	Virtual Tour
State	SC	Non-Branded Virtual	Non-Branded
Zip	29108	Tour	Virtual Tour
Status	Active		
Sale/Rent	For Sale		



DIRECTIONS

Directions Head southwest on SC-395, turn left onto Clara Brown Road, home is on the right.

GENERAL

Total SQFT Finished/Heated	1800-1999	Showing	Call Specified Appointment Center
# of Bedrooms Main Level	3	Contact # for Appts/Questions	800-746-9464
# Full Baths on Main Lvl	2	Agent	Nichole Zales - Cell: 864-843-5919
# of Rooms Below Grade	0	Agent License ID	88712
# of Fireplaces	1	Listing Office 1	Meares Property Advisors Inc. - Main: 864-947-2000
County	Newberry	Brokerage License ID	23129
Tax ID Number	351-44	Listing Agent 2	Darron Meares - Cell: 864-444-5361
Tax ID	351-44	Listing Office 2	Meares Property Advisors Inc. - Main: 864-947-2000
Lot Size/Acreage	10 - 25 Acres	Cumulative DOM	0
Approx # of Acres	25.00	Agent Hit Count	0
Elementary School	Not Listed	Client Hit Count	0
Middle School	Not Listed	Listing Type	Exclusive Right to Sell
High School	Not Listed	BA	3%
Associated Document Count	5	SA	0%
LeadBased Paint Disc Req?	No	TB	3%
Res. Property Disc. Req?	No	Variable Rate Com	N
Geocode Quality	Exact Match	Bonus	N
Picture Count	33	Original Price	\$400,000
IDX Include	Y	Listing Date	8/5/2022
VOW Include	Yes	Input Date	8/6/2022 12:29 AM
VOW Address	Yes	Input Date	8/6/2022 12:29 AM
VOW Comment	Yes	Price Date	8/6/2022
VOW AVM	Yes	Status Date	8/6/2022
Update Date	8/6/2022 12:29 AM	Update Date	8/6/2022
		HotSheet Date	8/6/2022

ROOM DIMENSIONS

Living Room Size	19x13	Dining Rm Size	13x9
Kitchen Size	22x12	Bonus/Rec Rm Size	22x14
Master Bedroom Size	15x12	Bedroom #2 Size	13x12
Bedroom #3 Size	12x12	Living Room (Y/N)	Y
Dining Room (Y/N)	Y	Breakfast Room (Y/N)	N
Kitchen (Y/N)	Y	Great Room (Y/N)	N
Den (Y/N)	N	Bonus/Rec Room (Y/N)	Y
Master Bedroom (Y/N)	Y	Bedroom #2 (Y/N)	Y
Bedroom #3 (Y/N)	Y	Bedroom #4 (Y/N)	N
Laundry (Y/N)	N	Sun Room (Y/N)	N

FEATURES

STYLE	Ranch	DRIVEWAY	Gravel	APPLIANCES	Dishwasher	DOCS ON FILE	Seller Disclosure
EXTERIOR FINISH	Wood		Extra Pad		Refrigerator	DOCUMENTS WITH OFFER	As Is Addendum
LOT DESCRIPTION	Level	INTERIOR FEATURES	Paved		Stand Alone Rng-Electric		Copy Earnest Money Check
			Attic Stairs Disappearing	FIREPLACE	Wood Burning Fireplace		Pre-approve/Proof of Fund

FEATURES

Pond	Ceiling Fan	HEATING SYSTEM	Signed SDS
Some Trees	Ceiling Smooth	Electric	Specified Sales Contract
Wooded	Ceiling Trey	COOLING SYSTEM	ON INTERNET
FOUNDATION	Open Floor Plan	Electric	Yes
Crawl Space	Some Window Trtmnts	FLOORS	GARBAGE PICKUP
BASEMENT	Countertops – Laminate	Carpet	Private
None	MRBED FEATURES	Ceramic Tile	CONDO REGIME INCLUDES
EXTERIOR FEATURES	Double Sink	Hardwood	None
Deck	Full Bath	WATER	HOA / COMMUNITY AMENITIES
Hot Tub	Master on Main Lvl	Public	None
Porch-Front	Shower Only	SEWER	SHOWING
ROOF	SPECIALTY ROOM	Septic	Appointment Only
Architectural	Comb Liv & Din Room	WATER HEATER	Lockbox-Combination
PARKING/GARAGE	Bonus Room/Rec Room	Electric	ADDITIONAL FEES
Door Opener	LAUNDRY	STORAGE SPACE	None
Side/Rear Entry	1st Floor	Attic	
Attached Garage 2 Cars	Closet Style	Garage	
Detached Garage 2 Cars	Dryer – Electric Hookup	Out Building	
		Out Building w/Elec.	

FINANCIAL

Total Taxes	\$1,094.00	Tax Year	2021
Tax Rate(4%/6%)	4%	In City	N
HOA (Y/N)	N	Short Sale (Y/N)	N
Foreclosure (Y/N)	N	Auction (Y/N)	Y

MEMBER REMARKS

Member Remarks PLEASE review associated docs. Selling AS-IS with NO contingencies. This property will be offered at public auction Wednesday, August 24, 2022, at 1:00 p.m. All pre-auction offers will be submitted and reviewed.

REMARKS

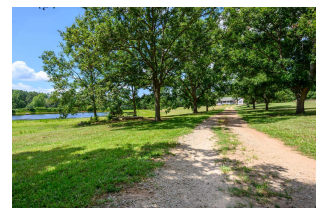
Remarks 4816 Clara Brown Road in Newberry is a highly-sought after ±25 acre property with serene views including a pond and mature growth trees. This three-bedroom, two full bathroom ranch home is approximately 1,875 square feet. Beautiful hardwood floors grace the main living areas and compliment the kitchen cabinetry. The open floor plan allows natural light to flow through the living room, dining room, and kitchen. The adjacent bonus room provides access to the mudroom with laundry and entry to the attached two-car garage with full bathroom. In addition, there is an ample workshop with electricity and additional shed. *****THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. All pre-auction offers will be submitted and reviewed. Should an offer be accepted prior to auction, the scheduled auction will be canceled. This property is available for sale only and will be offered at public auction on Wednesday, August 24, 2022, at 1:00 p.m., preview begins at 12:00 p.m. This is not a foreclosure; new owner will receive clear title at closing. This property is selling AS-IS with NO contingencies.*****

SYNDICATION REMARKS

Syndication Remarks Listing presented by Meares Property Advisors. Call 864-843-5919 or visit www.MPA-SC.com for more information. 4816 Clara Brown Road in Newberry is a highly-sought after ±25 acre property with serene views including a pond and mature growth trees. This three-bedroom, two full bathroom ranch home is approximately 1,875 square feet. Beautiful hardwood floors grace the main living areas and compliment the kitchen cabinetry. The open floor plan allows natural light to flow through the living room, dining room, and kitchen. The adjacent bonus room provides access to the mudroom with laundry and entry to the attached two-car garage with full bathroom. In addition, there is an ample workshop with electricity and additional shed. *****THIS IS A REAL ESTATE AUCTION LISTING and the price shown is a placeholder. All pre-auction offers will be submitted and reviewed. Should an offer be accepted prior to auction, the scheduled auction will be canceled. This property is available for sale only and will be offered at public auction on Wednesday, August 24, 2022, at 1:00 p.m., preview begins at 12:00 p.m. This is not a foreclosure; new owner will receive clear title at closing. This property is selling AS-IS with NO contingencies.*****

ADDITIONAL PICTURES





DISCLAIMER

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